



Profiles Estate Agents

15 Barton Road

, Carlton, CV13 0DB

Offers In The Region Of £325,000



An attractive modern deceptively spacious immaculately presented cosy cottage style home set in open countryside and having the benefit of sealed double glazing, 2 double bedrooms with fitted wardrobes to bedroom one, attractive lounge, modern fitted kitchen, luxury bathroom with full suite and separate shower, guest cloakroom, garage and enclosed gardens to front and rear, underfloor heating to ground floor.

The property is set on the outskirts of Carlton Village and a short distance from Market Bosworth with its comprehensive array of shops, schools and restaurants. The property is accessible for commuting to all major road links, such as the M42, A444 and A5 etc. Perfect downsize in highly sought after village.

VIEWING ESSENTIAL.

NO CHAIN.



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Reception hall. 4'11" x 3'4". (1.51 x 1.03.)

Easy tread staircase via spindle balustrade leading to the first floor, understairs cupboard, hard wired alarm, laminate floor and attractive wall panelling.

Guest cloakroom. 4'11" x 3'4". (1.51 x 1.03.)

Suite in white, low flush wc, wash hand basin, ceramic tiled floor, extractor fan and attractive wall panelling.

Attractive lounge (rear). 15'0" x 9'6". (4.58 x 2.92.)

Laminate floor, twin double glazed french doors and downlights to the ceiling.

Modern fitted kitchen (rear). 9'6" x 8'7". (2.92 x 2.62.)

1 1/2 bowled stainless steel sink unit, range of base and wall units (9 base and 7 wall), finished in high gloss soft cream, associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, fitted fridge/freezer, dishwasher, washing machine, double glazed window and ceramic tiled floor.

Bedroom 2 (front). 13'4" x 10'6". (4.08 x 3.22.)

Double glazed window and laminate floor,

First floor landing. 11'3" (max) x 5'9". (3.44 (max) x 1.77.)

Double glazed velux roof light to front with fitted blinds and airing cupboard.

Bedroom 1. 14'1" x 13'9". (4.31 x 4.21.)

Velux double glazed roof lights to front and rear with fitted blinds, laminate floor, fitted double wardrobe, electric wall heater and storage to the eaves.

Modern bathroom (rear). 10'11" x 6'0". (3.35 x 1.84.)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, fitted corner shower cubicle with mixer shower, ceramic tiled floor, extractor fan, chrome ladder style radiator.

Outside.

Attractive enclosed front garden with paved patio complete with picket fence.

Enclosed walled rear garden, paved patio and rear gated access to garage and parking.

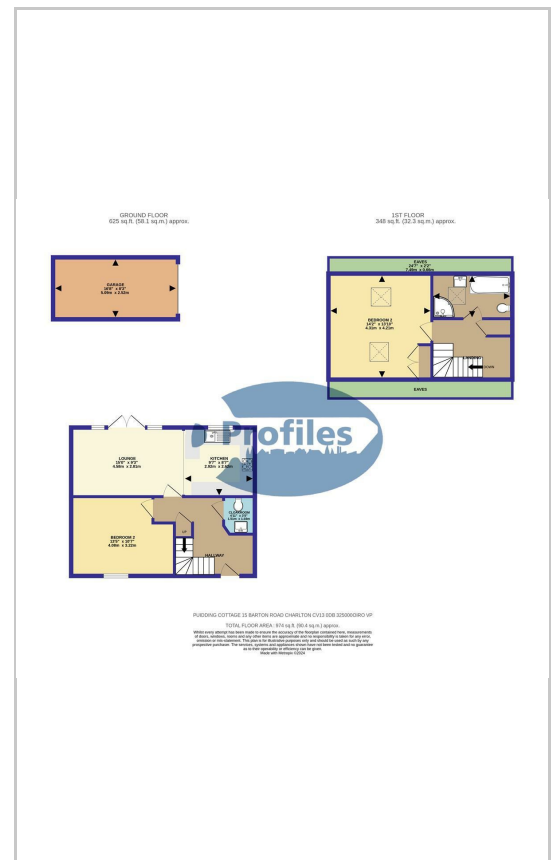
Garage.

Single with potential to add further storage accessed via electric garage door.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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